

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Union County Consortium

State: NJ

PJ's Total HOME Allocation Received: \$22,873,350

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State: <div>27</div>				
% of Funds Committed	<div>90.53 %</div>	<div>92.08 %</div>	<div>20</div>	<div>93.41 %</div>	<div>24</div>	<div>25</div>	
% of Funds Disbursed	<div>85.65 %</div>	<div>82.27 %</div>	<div>13</div>	<div>84.68 %</div>	<div>45</div>	<div>45</div>	
Leveraging Ratio for Rental Activities	<div>3.94</div>	<div>4.89</div>	<div>17</div>	<div>4.72</div>	<div>38</div>	<div>44</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>76.10 %</div>	<div>84.50 %</div>	<div>24</div>	<div>80.76 %</div>	<div>21</div>	<div>20</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>53.70 %</div>	<div>65.67 %</div>	<div>21</div>	<div>68.18 %</div>	<div>21</div>	<div>22</div>	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	<div>86.89 %</div>	<div>82.87 %</div>	<div>11</div>	<div>80.32 %</div>	<div>65</div>	<div>59</div>	
% of 0-30% AMI Renters to All Renters***	<div>50.59 %</div>	<div>44.64 %</div>	<div>13</div>	<div>45.16 %</div>	<div>62</div>	<div>60</div>	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	<div>100.00 %</div>	<div>96.09 %</div>	<div>1</div>	<div>95.04 %</div>	<div>100</div>	<div>100</div>	
Overall Ranking:			In State: <div>16 / 27</div>	Nationally: <div>43</div>	<div>47</div>		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	<div>\$26,434</div>	<div>\$27,470</div>		<div>\$26,037</div>	<div>427</div> Units	<div>83.90 %</div>	
Homebuyer Unit	<div>\$16,324</div>	<div>\$16,700</div>		<div>\$14,755</div>	<div>68</div> Units	<div>13.40 %</div>	
Homeowner-Rehab Unit	<div>\$19,230</div>	<div>\$15,413</div>		<div>\$20,487</div>	<div>14</div> Units	<div>2.80 %</div>	
TBRA Unit	<div>\$0</div>	<div>\$8,199</div>		<div>\$3,225</div>	<div>0</div> Units	<div>0.00 %</div>	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Union County Consortium NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$120,092	\$93,570	\$19,231
State:*	\$106,067	\$95,161	\$17,183
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 1.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.15

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	44.0	4.4	50.0	0.0	Single/Non-Elderly:	10.1	36.8	42.9	0.0
Black/African American:	32.3	79.4	35.7	0.0	Elderly:	67.0	2.9	28.6	0.0
Asian:	1.9	1.5	7.1	0.0	Related/Single Parent:	11.0	42.6	7.1	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	4.2	16.2	21.4	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	3.3	1.5	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.2	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.2	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	17.6	14.7	7.1	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	66.5	10.3	14.3	0.0	Section 8:	17.1	1.5 [#]		
2 Persons:	15.0	32.4	57.1	0.0	HOME TBRA:	2.8			
3 Persons:	7.7	33.8	0.0	0.0	Other:	22.5			
4 Persons:	6.6	14.7	21.4	0.0	No Assistance:	55.0			
5 Persons:	3.0	4.4	0.0	0.0					
6 Persons:	0.7	4.4	0.0	0.0					
7 Persons:	0.2	0.0	7.1	0.0					
8 or more Persons:	0.2	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				184

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Union County Consortium

State: NJ

Group Rank: 43
(Percentile)

State Rank: 16 / 27 PJs

Overall Rank: 47
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	76.1	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	53.7	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.89	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	2.27	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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